

**Ramona Community Planning Group
15873 Hwy 67 – Ramona, CA 92065
Minutes of a Special Meeting April 17, 2007
Ramona Community Center, 434 Aqua Lane
7:00 – 9:30 P.M.**

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DEPT. OF PLANNING & LAND USE

A special meeting of the Ramona Community Planning Group (RCPG) was held on April 17, 2008, at 7 p.m. at the Ramona Community Center.

In Attendance: Torry Brean (Arr. 8:10) Carolyn Dorroh Kathy S. Finley
Kristi Mansolf Vivian Osborn (Arr. 7:30) Helene Radzik
Andrew Simmons Dennis Sprong Angus Tobiason

Absent: Chad Anderson, Chris Anderson, Matt Deskovick, Katherine L. Finley,
Dennis Grimes, and Luauna Stines

Helene Radzik, Chair of the RCPG, acted as the Chair of the meeting. Kristi Mansolf, Secretary of the RCPG, acted as the Secretary of the meeting.

- ITEM 1: The Chair Called the Meeting to Order at 7:20 p.m.
- ITEM 2: Pledge of Allegiance
- ITEM 3: The Secretary Determined a Quorum was in Attendance
- ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused And Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Chad Anderson, Chris Anderson, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Luauna Stines all had an excused absence.
- ITEM 5: NON-AGENDA ITEMS (No Presentation on Ongoing Projects – These Must be Agendized) Presentation from Public on Land Issues not on Current Agenda
- ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair)
- Mandatory training sessions for Planning and Sponsor Group members are being offered by DPLU on April 22, April 26, and May 3. Locations vary, and sessions are 3 hours each. Each RCPG member is expected to attend one.
- ITEM 7: Presentation by Devon Muto, Department of Planning and Land Use. An Overview of the General Plan Update and the Draft Village Limit Line For Ramona (Discussion and Possible Action)

Devon Muto described the GP Update project. The GP Update is a high priority and a comprehensive, realistic work plan and project schedule have been developed. The law guides the Plan. Recently the County hired a consultant PBS&J to work on the GP Update project.

The Draft GP Update includes plans for land use and circulation. There are goals and policies and a guide to physical development – these were not done before but are being done now. First, draft regional elements have to be prepared. The County prepares the regional elements and takes them to technical specialists. A working group is developed for each element. Next the regional elements are taken to the stakeholders – the Steering Committee and the Interest Groups. Additional considerations are included, such as farming/agriculture, the American Planning Association, etc. The Draft keeps getting refined. Implementation manuals are created for ordinances, regulations and policies. They are outlining these steps now.

Second, the Draft EIR is being worked on. DPLU started with 2 alternatives – the Board Alternative and the Staff Alternative. Next came the Referral map, the Draft and finally the Hybrid map, which is a combination/blend of the Board/Referral and the Draft map. The RCPG voted for the Draft map.

There will be no more changes to the maps. Minor modifications may occur. There are 4 projects to be analyzed. DPLU wants the RCPG to review the 4 maps and give input. There is also an environmentally superior map which will be going to the Steering Committee for review in the next week.

Mr. Muto passed out a table that was a guide to 3 maps, highlighting the differences.

Ms. Osborn asked what Project Processing did with the Spangler Peak request for a referral to keep their present density over the GP Update density?

The Chair said she received a letter from Leanne Carmichael about this request and the County said they couldn't honor it.

Mr. Muto said they have 2 options – they can process the project now, or request a General Plan Amendment in the future. They are done with referrals. Models are being run on the maps. Biological and aesthetic considerations are being reviewed. The EIR is a legal document. It is an iterative process. When done, it will go out for public review and then go to the Planning Commission and the Board of Supervisors, who will certify the EIR.

Ms. Osborn asked about the time limit imposed by the State?

Mr. Muto said there is a time limit on the housing element but not on the GP Update. This is a stakeholder driven process. Advisory groups are involved. There are monthly newsletters, with lists of dates and meetings. People can get on the email list for updates. The documents are on the County web site.

Mr. Muto said a format and structure will be developed to plug in the Village/Town Center Plan (Village Limit Line/Rural Village Boundary map). The Community Plan defines this boundary. Some of the criteria are where roads occur, etc. DPLU has tried to be consistent and provide all communities with a Village Limit Line. Surrounding the Village Limit Line will be parcels that provide 2 dwelling units per acre. This line defines the core of the community and identifies where infrastructure improvements may be necessary. Distances to schools should be walkable. DPLU wants to leave this area broad so that specific community character elements can be included. They are allowing the community to say where the need is. Pedestrian areas will be addressed. A line was drawn around the major area. The community can keep this line or may wish to readjust it.

Regarding the Draft Housing Inventory for Ramona and what is in the document today – areas that are already developed can't be included in the inventory.

Mr. Tobiason said that he wants to keep 2 to 4 acre lots around the community rather than clustering development.

Mr. Muto said that of the 4 maps, the Board/Referral Map is the project map. The alternatives are the Draft map, the Hybrid Map and the Environmentally Superior Map.

There was a discussion of Town Center growth and population figures.

Ms. Osborn asked about constraints – how are these being considered in the project? There is a lack of water in some areas where people are on groundwater.

Mr. Muto said that a comprehensive groundwater study will be done. Groundwater will be modeled basin by basin. There will be a comprehensive data log, and a model run for precipitation and soil.

Mr. Sprong asked how this will be accomplished?

Mr. Muto said it will be done over a period of time.

Ms. Mansolf said that groundwater is a serious consideration for many people living in the Ramona CPA. The eastern portion of Ramona is completely groundwater dependent from about 1 block east of Magnolia. Many homes were lost in the Witch fire. Some of the homes do not have water all year and they have to bring it in. Some of the other outlying areas are also groundwater dependent. On the north side of the grasslands, Highland Hills is groundwater dependent. They lost 20 out of 80 homes in the Witch fire. Some of them also do not have water throughout the year. The Ramona Municipal District Boundary covers 75 square miles. The Ramona Community Planning Area is about 140-150 square miles.

Mr. Tobiason asked if second dwelling units will be considered toward our low income housing figure?

Mr. Muto said they would not be considered. San Diego is unique. Housing in rural areas is different than in the City.

The Chair said that 1 acre lots can include second dwelling units. This argument will continue to be made.

Ms. Mansolf asked Mr. Muto if he could provide enough copies of the maps we need to consider to give input for the GP Update project, in an 11 inch by 17 inch format, so that each RCPG member could have one.

Mr. Muto said that he would try to have these available within the week (before the first DPLU Planning and Sponsor Group session).

ITEM 8: Consideration of Having an Alternate to Attend Ramona Village Design Meetings (Discussion and Possible Action)

The Chair said that this item can be continued to the May 1, 2008, RCPG meeting.

MOTION TO CONTINUE THIS ITEM TO THE MAY 1, 2008, RCPG MEETING.

Upon motion made by Vivian Osborn and seconded by Kristi Mansolf, the Motion **passed 9-0-0-0-6**, with Chad Anderson, Chris Anderson, Matt Deskovick, Katherine L. Finley, Dennis Grimes, and Luauna Stines absent.

ITEM 9: Adjournment

Respectfully submitted,

Kristi Mansolf